

Case 19-24544-GLT Doc 73 Filed 12/02/20 Entered 12/02/20 13:56:39 Desc Main
IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

FILED
12/2/20 1:24 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

In re: : Case No.: 19-24544-GLT
Andrea Watson-Lindsey : Chapter: 13
Debtor(s). : Date: 12/2/2020
: Time: 10:00

PROCEEDING MEMO

MATTER: # 64 Motion to Sell Property Free and Clear of Liens under Section 363(f).
Re: Residential Property.
70 - CNO filed

APPEARANCES:

Debtor: Lawrence W. Willis
Trustee: James Warmbrodt

NOTES: (10:23)

Willis: This is an arm's length sale and the buyer is Terry's Real Estate Investment. The only member is Sean Terry, he's no relation in any way. Sale price is \$60,000. It was advertised in the Allegheny Country Legal Journal and the Post Gazette. The payout is 100% of timely unsecured creditors. The legal journal advertising fee was \$161 and the Post Gazette fee was \$70. And the trustee's fees are \$949.25.

Court: Do you have a proof of publication?

Willis: I was going to pay the invoice at closing and then file it.

Court: Please have the proof of publication filed within 14 days of closing.

Willis: We'll also file a fee application.

[Property exposed for sale]

Court: I note the courtroom is open and no one is here. I will approve the sale. Will the purchase agreement be assigned to another entity?

Willis: It shouldn't be.

OUTCOME:

1. Debtor's *Motion to Sell Property Free and Clear of Liens under Section 363(f) Re: Residential Property* [Dkt. No. 64] is GRANTED [HT to Issue Proposed Order at Dkt. No. 64-1 with the following additions: In paragraph (7) insert "\$161; Pittsburgh Legal Journal and Post Gazette; \$70" and in Paragraph (8) insert "\$949.25 payable to Ronda J. Winnecour" and add the following as the final paragraph "5. Proof of publication shall be filed within 14 days of closing."]

DATED: 12/2/2020